002.0	0006	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	948,500 / 948,500
					USE VALUE:	948,500 / 948,500
					ASSESSED:	948,500 / 948,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		FAIRMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MIROGIANNIS ANTHONY P
Owner 2:	
Owner 3:	
Street 1:	8 MORROW DR
Street 2:	
Twn/City:	WOBURN
St/Prov:	MA Cntry: Own Occ: N
Postal:	01801 Type:

PREVIOUS OWNER

Owner 1:	LIVOTI JOHN M JR & JANET -
Owner 2:	-
Street 1:	P O BOX 484
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 2,804 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1930, having primarily Vinyl Exterior and 2415 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	2804.000	545,200		403,300	948,500
Total Card	0.064	545,200		403,300	948,500
Total Parcel	0.064	545,200		403,300	948,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 392.84 | /Parcel: 392.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 2071

GIS Ref

GIS Ref

Insp Date 08/04/17

!207!

PREVIOUS ASSESSMENT

Parcel ID: 002.0-0006-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	545,200	0	2,804.	403,300	948,500	948,500	Year End Roll	12/18/2019
2019	105	FV	407,400	0	2,804.	428,500	835,900	835,900	Year End Roll	1/3/2019
2018	105	FV	407,400	0	2,804.	312,600	720,000	720,000	Year End Roll	12/20/2017
2017	105	FV	384,100	0	2,804.	272,200	656,300	656,300	Year End Roll	1/3/2017
2016	105	FV	384,100	0	2,804.	231,900	616,000	616,000	Year End	1/4/2016
2015	105	FV	345,700	0	2,804.	226,900	572,600	572,600	Year End Roll	12/11/2014
2014	105	FV	345,700	0	2,804.	186,500	532,200	532,200	Year End Roll	12/16/2013
2013	105	FV	358,400	0	2,804.	177,500	535,900	535,900		12/13/2012

PRINT

Date	Time
12/10/20	16:03:34

LAST REV

Date	Time
08/22/17	09:22:54
ekelly	

207

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LIVOTI JOHN M J	32301-418		1/31/2001		374,000	No	No		
	11961-554		3/1/1971		28,000	No	No		N

USER DEFINED

Prior Id # 1:	2071
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/4/2017	MEAS&NOTICE	HS	Hanne S
5/4/2009	Measured	372	PATRIOT
9/23/1999	Mailer Sent		
9/23/1999	Measured	163	PATRIOT
10/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		2804		Sq. Ft.	Site		0	80.	1.80	1									403,296						403,300	

Total AC/HA: 0.06437 | Total SF/SM: 2804 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 403,296 | Spl Credit | Total: 403,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08487260
Const Adj.:	1.00699997
Adj $ / SQ:	185.719
Other Features:	162500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	669838
Depreciation:	124590
Depreciated Total:	545248

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	5	Baths:	3	HB	

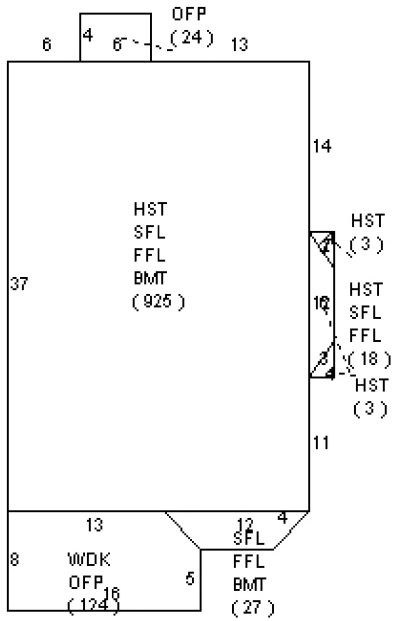
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
1	3	1	
Totals			
3	13	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	185.72
Special Features:	0	Val/Su Net:	149.82
Final Total:	545200	Val/Su SzAd	225.80

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	970	185.720	180,148
SFL	Second Floor	970	185.720	180,148
BMT	Basement	952	55.720	53,041
HST	Half Story	475	185.720	88,124
OFP	Open Porch	148	27.840	4,121
WDK	Deck	124	14.160	1,756

Net Sketched Area:	3,639			Total:	507,338
Size Ad	2414.5	Gross Are	4113	FinArea	2415

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

002.0-0006-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	